

# OBJECTION FORM FOR REAL PROPERTY ASSESSMENT

Section 70.47(7)(a), Wisconsin Statutes states " No person shall be allowed in any action or proceedings to question the amount or valuation of property unless such written objection has been filed and such person in good faith presented evidence to such board in support of such objection and made full disclosure before said board . . . "

**Note:** The Board of Review can hear only sworn oral testimony regarding the value of the property. It cannot hear protests regarding the amount of property taxes or questions of exemption. The best evidence of the value of your property is a recent arm's-length sale of your property. The next best evidence is recent arm's length sales of comparable property. If there are no sales of your property or comparable property, you should present other evidence that indicates the value of your property. This would include cost, income, appraisals, and sales of like property.

Property Owner's Name <u>GERALD MAECKER</u>	Agent Name (if applicable)
Owner's Mailing Address <u>414 ROGERS ST</u>	Agent's Mailing Address
Owner's Telephone Number <u>262-894-3562</u>	Agent's Telephone Number

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property Address 414 ROGERS ST
- Legal Description or parcel number from the current assessment roll V-23-988
- Total Property Assessments 92,100
- Please explain why you think the above assessed value is incorrect I HAD THE PROPERTY ASSESSED ON 10/29/15 AND IT WAS APPRAISED AT 84,000
- In your opinion, what was the taxable value of this property on January 1 of the year being appealed? 84,000  
If this property contains acreage that is not in a market value class, provide a further opinion of the taxable value breakdown:

STATUTORY CLASS	ACRES		\$ PER ACRE	FULL TAXABLE VALUE
Residential Total Market Value				
Commercial Total Market Value				
Agricultural Classification: # of Tillable Acres		@	\$ acre use value	
# of Pasture Acres		@	\$ acre use value	
# of Specialty Acres		@	\$ acre use value	
Undeveloped Classification # of Acres		@	\$ acre @ 50% of Market Value	
Agricultural Forest Classification # of Acres		@	\$ acre @ 50% of Market Value	
Forest Classification # of Acres		@	\$ acre @ Market Value	
Class 7 "Other" Total Market Value			Market Value	
Managed Forest Land Acres		@	\$ acre @ 50% of Market Value	
Managed Forest Land Acres		@	Market Value	

- Check the method of acquisition of the property: ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance  
Acquisition Price \$ 68,000 Date 2005
- Have you improved, remodeled, added to, or changed this property since acquiring it? ☒ Yes ☐ No  
If yes, describe:  
(a) When were the changes made? 2006 - 2008  
(b) What were the cost of the changes? 3000  
(c) Does the above figure include the value of all labor, including your own? ☒ Yes ☐ No
- Have you listed the property for sale within the last five years? ☐ Yes ☒ No  
(a) If yes, when and for how long was the property listed?  
(b) What was the asking price?  
(c) What offers were received?
- (a) Has anyone made an appraisal of this property within the last five years? ☒ Yes ☐ No  
(b) If yes, when and for what purpose?  
(c) What was the appraised value? 84,000 ON 10/29/15
- Please list the name(s) of Board of Review member(s) you are requesting to be removed from your hearing. NOTE: This section does not apply in first or second class cities.
- Please provide a reasonable estimate of the length of time that the hearing will take 15 MIN

Owner's or Agent's Signature <u>Gerald A Maecker</u>	Date <u>6/10/16</u>
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Global Valuation System  
Real Estate Assessment Roll

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Alt: 105006 V-23-982 THERON E & TAMI R DOSCH 330 ROGERS ST MILTON, WI 53563	330 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 181 LP: 330 ROGERS ST	01	A	.298	33,000	113,400	146,400	
Alt: 105007 V-23-983 WILLIAM M & SUE A SCHERWITZ 336 ROGERS ST MILTON, WI 53563	336 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 182 LP: 336 ROGERS ST	01	A	.287	32,500	98,200	130,700	
Alt: 105008 V-23-984 BLAINE H ADAMS 411 W MADISON AVE MILTON, WI 53563	342 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 183 LP: 342 ROGERS ST	01	A	.335	33,700	82,500	116,200	
Alt: 105009 V-23-985 TROY A & SHASTA M JOHNSON 350 ROGERS ST MILTON, WI 53563	350 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 184 LP: 350 ROGERS ST	01	A	.39	33,500	50,000	83,500	
Alt: 106001 V-23-986 BENJAMIN N & KARI STRAND & BORNE 402 ROGERS ST MILTON, WI 53563	402 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 186 & N 18.6' OUTLOT 188 LP: 402 ROGERS ST DOC 1536365	01	A	.298	33,000	105,000	138,000	
Alt: 106002 V-23-987 AARON J & SERENA C HAWLEY & WESTLUND 408 ROGERS ST MILTON, WI 53563	408 ROGERS ST ASSESSORS PLAT PT SE1/4 PT OUTLOT 188, COM 18.6' S OF NW COR, NE 191.5', S 62' SW 191.5', N 62' TO POB LP: 408 ROGERS ST DOC 1395225	01	A	.273	31,900	111,700	143,600	
Alt: 106003 V-23-988 GERALD A & KAREN R HAECKER 414 ROGERS ST MILTON, WI 53563	414 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 187 PT OUTLOT 188 COM 200' N OF SW COR, N 63', E 191' S 63', W 191' TO POB LP: 414 ROGERS ST DOC 1414959	01	A	.275	32,000	60,100	92,100	
Alt: 106004 V-23-989 ARAK PROPERTIES LLC 5508 N ROBIN CREST DR MILTON, WI 53563-9475	420 ROGERS ST ASSESSORS PLAT PT SE1/4 PT OUTLOT 188 COM 139' NW OF SW COR, NW 60', NE 191', SE 60', SW 191' TO POB LP: 420 ROGERS ST DOC 1546752	01	A	.263	31,500	68,300	99,800	
Alt: 106005 V-23-990 LAWRENCE J & CHARLOTTE R DRAKE REV TRUST 410 E HIGH ST MILTON, WI 53563-1502	410 HIGH ST E ASSESSORS PLAT PT SE1/4 S 139.7' OUTLOT 188 LP: 410 E HIGH ST	01	A	.615	38,400	97,800	136,200	

## PARCEL INFORMATION

Parcel	V-23-988	First Name	GERALD A & KAREN R
Tax ID #	257 106003	Last Name	HAECKER
Address	414 ROGERS ST		
City/St/Zip	MILTON, WI 53563		
Municipality	City of Milton		

## GENERAL INFORMATION

Vol-Page1		School Dist	3612	Sec/Town/Ran	27-4-13
Vol-Page2		Other Dist		Assess Year	2015
Vol-Page3		Other Dist		Acres	.000
Document 1	1724223	Document 2		Document 3	
LP	414 ROGERS ST				

## ASSESSED VALUE INFORMATION

Residential	.275 Ac	Land	32000	Improvement	59200
Totals		Land	32000	Improvement	59200

## LEGAL DESCRIPTION

ASSESSORS PLAT PT SE1/4 OUTLOT 187  
 PT OUTLOT 188 COM 200' N OF SW COR, N 63', E 191'  
 S 63', W 191' TO POB

# Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 06/12/2016

Tax ID #: 257 106003

Parcel Number: V-23-988

[2015 Property Tax Bill](#)

[2014 Property Tax Bill](#)

[2013 Property Tax Bill](#)

## Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$32,000	\$31,500
Improvements	\$59,200	\$58,200
Total	\$91,200	\$89,600
Ave. Assessment Ratio	1.0174	

## Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$15.42	
ROCK COUNTY	\$604.97	
CITY OF MILTON	\$869.94	
MILTON SCHOOL	\$623.70	
(School Taxes reduced by school levy tax credit - \$121.03)		
TCDB - BLACKHAWK	\$108.96	
Total Taxes		\$2,222.99
Special Charges		\$140.27
Sub Total		\$2,363.26
First Dollar Credit		\$53.27
Lottery Credit		\$86.06
Total Due		\$2,223.93

## Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
12/16/2015	9999TX01498459	Beginning Balance		\$2,223.93
		Real Estate Taxes	\$2,083.66	
		Special Charges	\$140.27	
		Total Payment	\$2,223.93	
		Outstanding Taxes Due		\$0.00

[Payment History](#)

V-23-988

ROCK COUNTY TREASURER  
PO BOX 1508  
JANESVILLE, WI 53547-1508

STATE OF WISCONSIN  
2015 Real Estate Property Tax Bill  
CITY OF MILTON

**Tax ID Number: 257 106003**

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER  
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 787

GERALD A & KAREN R  
HAECKER  
414 ROGERS ST  
MILTON WI 53563

Full Payment Due 2,223.93  
On or Before January 31, 2016  
-- or --  
First Installment Payment 1,139.07  
On or Before January 31, 2016

Please Write In The  
Amount Enclosed

\$

☐ Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

**CITY OF MILTON****2015 Real Estate Property Tax Bill**

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
32,000	59,200	91,200	1.0174	0.02437499
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit
31,500	58,200	89,700		

Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	14.32	15.42	7.68%
ROCK COUNTY	243,455	266,187	562.66	604.97	7.52%
CITY OF MILTON	1,009,159	991,665	783.06	869.94	11.09%
MILTON SCHOOL	4,071,333	4,402,693	601.00	623.70	3.78%
TCDB - BLACKHAWK	93,379	388,543	93.75	108.96	16.22%
<b>Total</b>	<b>5,417,326</b>	<b>6,049,088</b>	<b>2,054.79</b>	<b>2,222.99</b>	<b>8.2%</b>
		<b>First Dollar Credit</b>	55.22	53.27	-3.5%
		<b>Lottery &amp; Gaming Credit</b>	93.45	86.06	-7.9%
<b>Tax ID Number: 257 106003</b>		<b>Net Property Tax</b>	<b>1,906.12</b>	<b>2,083.66</b>	<b>9.3%</b>

**First Installment Due On  
or Before January 31, 2016**  
**\$1,139.07**

**Second Installment Due On  
or Before July 31, 2016**  
**\$1,084.86**

Net Property 2,083.66  
REFUSE COLL 140.27

**First Installment Payable To:**

ROCK COUNTY TREASURER  
PO BOX 1508  
JANESVILLE, WI 53547-1508

**Second Installment Payable**

ROCK COUNTY TREASURER  
PO BOX 1508  
JANESVILLE, WI 53547-1508

Tax  
Paid

Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

27- 4- 13 0.275 A  
ASSESSORS PLAT PT SE1/4  
OUTLOT 187  
PT OUTLOT 188 COM 200' N  
OF SW COR, N 63', E 191'  
S 63', W 191' TO POB

**Tax ID Number: 257 106003**

GERALD A & KAREN R  
HAECKER  
414 ROGERS ST  
MILTON WI 53563

LP: 414 ROGERS ST

**TOTAL DUE FOR FULL PAYMENT****PAY BY JANUARY 31, 2016****\$2,223.93**

Warning: If not paid by due date, installment option is  
lost and total tax is delinquent subject to interest and  
if applicable, penalty (See Reverse)

V-23-988

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill  
710 S JANESVILLE ST  
MILTON, WI 53563

CITY OF MILTON

Tax ID Number: 257 106003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER  
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 779

GERALD A & KAREN R  
HAECKER  
414 ROGERS ST  
MILTON WI 53563

Full Payment Due 2,040.14  
On or Before January 31, 2015  
-- or --  
First Installment Payment 1,040.36  
On or Before January 31, 2015

Please Write In The  
Amount Enclosed

\$

☐ Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

## CITY OF MILTON 2014 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
32,000	56,600	88,600	1.0472	0.02319157
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit
30,600	54,000	84,600		

Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2014 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	15.38	14.32	-6.89%
ROCK COUNTY	263,049	243,455	623.15	562.66	-9.71%
CITY OF MILTON	1,010,382	1,009,159	741.16	783.06	5.65%
MILTON SCHOOL	4,168,541	4,071,333	709.39	601.00	-15.28%
TCDB - BLACKHAWK	100,376	93,379	174.45	93.75	-46.26%
<b>Total</b>	<b>5,542,348</b>	<b>5,417,326</b>	<b>2,263.53</b>	<b>2,054.79</b>	<b>-9.2%</b>
<b>First Dollar Credit</b>			58.46	55.22	-5.5%
<b>Lottery &amp; Gaming Credit</b>			99.56	93.45	-6.1%
<b>Net Property Tax</b>			<b>2,105.51</b>	<b>1,906.12</b>	<b>-9.5%</b>

Tax ID Number: 257 106003

First Installment Due On  
or Before January 31, 2015  
\$1,040.36

Second Installment Due On  
or Before July 31, 2015  
\$999.78

Net Property 1,906.12  
REFUSE COLL 134.02

First Installment Payable To:

CITY OF MILTON TREASURER  
710 S JANESVILLE ST  
MILTON, WI 53563

Second Installment Payable

ROCK COUNTY TREASURER  
PO BOX 1508  
JANESVILLE, WI 53547-1508

Tax  
Paid

Paid By

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27- 4- 13 0.275 A  
ASSESSORS PLAT PT SE1/4  
OUTLOT 187  
PT OUTLOT 188 COM 200' N  
OF SW COR, N 63', E 191'  
S 63', W 191' TO POB

Tax ID Number: 257 106003

GERALD A & KAREN R  
HAECKER  
414 ROGERS ST  
MILTON WI 53563

LP: 414 ROGERS ST

## TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015

\$2,040.14

Warning: If not paid by due date, installment option is  
lost and total tax is delinquent subject to interest and  
if applicable, penalty (See Reverse)

V-23-988

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2013 Real Estate Property Tax Bill  
 430 E HIGH ST STE 3  
 MILTON, WI 53563

CITY OF MILTON

Tax ID Number: 257 106003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER  
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 787

GERALD A & KAREN R  
 HAECKER  
 414 ROGERS ST  
 MILTON WI 53563

Full Payment Due 2,237.69  
 On or Before January 31, 2014  
 -- or --  
 First Installment Payment 1,135.16  
 On or Before January 31, 2014

Please Write In The  
 Amount Enclosed

\$

☐ Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON

## 2013 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
32,000	55,700	87,700	0.9676	0.02580979
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<div><input type="checkbox"/> A star in this box means unpaid prior year taxes</div>	School Taxes reduced by school levy tax credit
33,100	57,600	90,600		118.46

Taxing Jurisdiction	2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2013 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	15.33	15.38	0.33%
ROCK COUNTY	254,614	263,049	588.73	623.15	5.85%
CITY OF MILTON	1,023,329	1,010,382	717.18	741.16	3.34%
MILTON SCHOOL	4,120,403	4,168,541	663.89	709.39	6.85%
TCDB - BLACKHAWK	91,552	100,376	166.92	174.45	4.51%
<b>Total</b>	<b>5,489,898</b>	<b>5,542,348</b>	<b>2,152.05</b>	<b>2,263.53</b>	<b>5.2%</b>
			<b>First Dollar Credit</b>	56.94	2.7%
			<b>Lottery &amp; Gaming Credit</b>	79.38	25.4%
			<b>Net Property Tax</b>	2,015.73	4.5%
Tax ID Number: 257 106003				2,105.51	

First Installment Due On  
 or Before January 31, 2014  
 \$1,135.16

Second Installment Due On  
 or Before July 31, 2014  
 \$1,102.53

Net Property 2,105.51  
 REFUSE COLL 132.18

First Installment Payable To:

CITY OF MILTON TREASURER  
 430 E HIGH ST STE 3  
 MILTON, WI 53563

Second Installment Payable

ROCK COUNTY TREASURER  
 PO BOX 1508  
 JANESVILLE, WI 53547-1508

Tax  
 Paid

Paid By

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Tax ID Number: 257 106003

GERALD A & KAREN R  
 HAECKER  
 414 ROGERS ST  
 MILTON WI 53563

LP: 414 ROGERS ST

## TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014

\$2,237.69

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